



## PLACER COUNTY PLANNING DEPARTMENT

Reserved for Date Stamp

### AUBURN OFFICE

11414 B Avenue

Auburn, CA 95603

530-889-7470 /FAX 530-889-7499

Web page: [www.placer.ca.gov/planning](http://www.placer.ca.gov/planning) Email : [planning@placer.ca.gov](mailto:planning@placer.ca.gov)

### TAHOE OFFICE

565 W. Lake Blvd./P. O. Box 1909

Tahoe City CA 96145

530-581-6213 /FAX 530-581-6282

## INITIAL PROJECT APPLICATION

NOTE: PURSUANT TO THE POLICY OF THE BOARD OF SUPERVISORS, THE PLANNING DEPARTMENT CANNOT ACCEPT APPLICATIONS ON TAX DELINQUENT PROPERTY. APPLICATIONS SUBMITTED ON PROPERTIES WHICH CONTAIN ZONING VIOLATIONS MAY ALSO BE REJECTED BY THE COUNTY.

NOTICE: THIS PROJECT MAY BE SUBJECT TO FEES IMPOSED BY THE DEPARTMENT OF FISH AND GAME. (FISH AND GAME CODE SECTION 711.4 ET. SEQ.; PUBLIC RESOURCES CODE SECTION 10005) UNLESS A PROJECT IS DENIED NO ACTION WHICH REQUIRES PAYMENT OF FEES SHALL BE DEEMED FINAL UNTIL SUCH FEES ARE PAID (SECTION 21089(B) OF THE PUBLIC RESOURCES CODE).

### -- OFFICE USE ONLY --

Zoning Several, primarily commercial Environmental Determination: File #'s: EIAQ-3739  
Map # 34 Exempt # \_\_\_\_\_  
G.P. Designation Same as zoning Negative Declaration \_\_\_\_\_  
Applicable G.P./C.P.: Community Plan ☒ EIR Name of EIR: \_\_\_\_\_  
Kings Beach General Accepted by BC  
Geographical Area East SCH# \_\_\_\_\_ Hearing Body Brd Supes.  
Sphere of Influence \_\_\_\_\_ Posters \_\_\_\_\_ Date Filed 11-18-02  
Airport Overflight N/A Taxes \_\_\_\_\_ Date Accepted as Complete: \_\_\_\_\_  
Tax Rate Area \_\_\_\_\_ Affordable Housing N/A  
Supervisory Dist 5

### -- TO BE COMPLETED BY THE APPLICANT --

- Project Name (current and previous) Kings Beach Commercial Core Improvement Project
- Property Owner California Department of Transportation (Caltrans), Placer County, Private Owners  
Full Address \_\_\_\_\_  
Telephone \_\_\_\_\_ Fax \_\_\_\_\_ E-Mail \_\_\_\_\_
- Applicant Placer County Department of Public Works  
Full Address 11444 B Avenue, DeWitt Center, Auburn, CA 95603  
Telephone (530) 889-7615 Fax (530) 886-3540 E-Mail rbond@placer.ca.gov
- Size of Property (acreage or square footage) Not applicable
- Assessor's Parcel Number(s) Not applicable
- Project Location Project area is located in the community of Kings Beach, along the north shore of Lake Tahoe near the California/Nevada state line, in Placer County, California. State Route 28 (SR28) extends through the project limits (Kings Beach commercial area), which is defined as extending from State Route 267 (SR267) at the western boundary to the intersection of SR28 and Chipmunk Street at the eastern boundary. Rainbow, Trout, Brook, and Salmon Avenues are additional boundaries to the north, and Lake Tahoe is the project boundary to the south. See Figure 1. for project area boundary.

Be specific: cross streets, distance and direction from nearest intersection, etc.)

**\*\*CONTINUED ON REVERSE\*\***

7. What actions, approvals, or permits by Placer County does the proposed project require?

<input type="checkbox"/> Additional Building Site	<input checked="" type="checkbox"/> Environmental Impact Assessment Quest.	<input type="checkbox"/> Minor Use Permit
<input type="checkbox"/> Administrative Approval	<input type="checkbox"/> Extension of Time	<input checked="" type="checkbox"/> Project undertaken by County
<input type="checkbox"/> Administrative Review Permit	<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Rezoning
<input type="checkbox"/> Certificate of Compliance	<input type="checkbox"/> Major Subdivision (5+ parcels)	<input type="checkbox"/> Variance
<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Minor Boundary Adjustment	<input type="checkbox"/> Other (Explain) _____
<input type="checkbox"/> Design Review	<input type="checkbox"/> Minor Subdivision (4 and under parcels)	

8. Does the proposed project need approval by other governmental agencies? ☒ Yes ☐ No. If so, which agencies? TRPA, Caltrans, FHWA, Lahontan RWQCB, California Tahoe Conservancy

9. Which agencies, utility companies provide the following services? **This information must be ACCURATE!**

Electricity Sierra Pacific Power Fire Protection North Tahoe Fire Sewer NTPUD

Telephone Pacific Bell Natural Gas \_\_\_\_\_ Water NTPUD

High School \_\_\_\_\_ Elementary School \_\_\_\_\_ Other \_\_\_\_\_

10. Describe the project in detail so that a person unfamiliar with the project would understand the purpose, size, phasing, duration and construction activities associated with the project. In response to this question, please attach additional pages, if necessary.

The proposed project is a "main street" beautification project for the commercial core of Kings Beach. The proposed project involves four integrated project elements, which include modification of the roadway, pedestrian access improvements, water quality improvements, and replacement parking. Partial reconstruction of a portion of SR28 is needed to address grade variations that cause poorly draining low spots and intersection improvements to improve traffic circulation and pedestrian crossings. Roadway options being considered include either A.) Two vehicle travel lanes in each direction with turn pockets present at four signalized intersections. Two signals exist currently (SR267 and Coon Street) and the other two (Bear Street and Fox Street) are proposed, or B.) One vehicle travel lane in each direction, separated by a center turn lane. Roundabouts would be constructed at the Bear, Coon, and Fox Street intersections. The existing signal at SR267 would remain. Pedestrian access shall be improved by installing sidewalks and bike lanes along each side of the roadway, along with landscape and streetscape improvements. The project includes replacement and construction of new drainage and water treatment facilities to comply with standards set by local and state regulatory agencies to protect the water quality of Lake Tahoe. The project shall also provide parallel parking along SR28 and provide off-highway parking areas to replace lost parking due to proposed project improvements. Construction is expected to occur in phases, beginning in the 2006 construction season and completing in the 2008 construction season.

11. I hereby authorize the above-listed applicant to make application for project approvals by Placer County, to act as my agent regarding the above-described project, and to receive all notices, correspondence, etc. from Placer County regarding this project, or

12. As owner I will be acting as applicant. In addition, as owner, I will defend, indemnify, and hold Placer County harmless from any defense costs, including attorneys' fees or other loss connected with any legal challenge, brought as a result of an approval concerning this entitlement. I also agree to execute a formal agreement to this effect on a form provided by the County and available for my inspection.

13. The signature below authorizes any member of the Placer County Development Review Committee (DRC), and other County personnel as necessary, to enter the property/structure(s) that is(are) the subject of this application.

Signature(s) of Owner(s):

Please Print

*Robert Costa*

*Robert Costa, Public Works Manager*



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ENVIRONMENTAL IMPACT ASSESSMENT QUESTIONNAIRE

Required maps: 20 full size, folded, 1 reduced to 8 1/2x11"

Required applications: 20

Receipt No. \_\_\_\_\_

Filing Fee: \_\_\_\_\_

*Pursuant to the policy of the Board of Supervisors, the Planning Department cannot accept applications on tax delinquent property or property with existing County Code violations.*

SEE FILING INSTRUCTIONS ON LAST PAGE OF THIS APPLICATION FORM

- (ALL) 1. Project Name (same as on IPA) Kings Beach Commercial Core Improvement Project
- PLNG 2. What is the general land use category for the project? (e.g.: residential, commercial, agricultural, or industrial, etc.) Commercial, recreation, and residential
- PLNG 3. What is the number of units or gross floor area proposed? Not applicable
- DPW 4. Are there existing facilities on-site (buildings, wells, septic systems, parking, etc.)?  
Yes X No \_\_\_\_\_ If yes, show on site plan and describe: Buildings, roadways, parking, and storm water drainage facilities are located within the project area.
- DPW 5. Is adjacent property in common ownership? Yes \_\_\_\_\_ No X Acreage \_\_\_\_\_  
Assessor's Parcel Numbers Provided on the attached plans
- PLNG 6. Describe previous land use(s) of site over the last 10 years: There has been no change from existing land uses including commercial, recreation, and residential.

GEOLOGY & SOILS

**NOTE:** Detailed topographic mapping and preliminary grading plans may be required following review of the information presented below.

- DPW 7. Have you observed any building or soil settlement, landslides, slumps, faults, steep areas, rock falls, mud flows, avalanches or other natural hazards on this property or in the nearby surrounding area?  
Yes \_\_\_\_\_ No X  
If yes, describe: \_\_\_\_\_
- DPW 8. How many cubic yards of material will be imported? Unknown at this time  
Exported? Unknown Describe material sources or disposal sites, transport methods and haul routes: Any exported material would be sent to a TRPA and Placer County approved landfill located outside the Lake Tahoe Basin. Sources of any needed fill have not been determined. Fill and material slated for disposal would be transported via truck.
- DPW 9. What is the maximum proposed depth and slope of any excavation? The majority of the project would require only slight modification of surfaces for roadway and parking lot construction. The maximum

proposed depth for excavation will be in association with utility relocation and installation of storm water conveyance structures. The project area is relatively flat and no hillsides are present to excavate. Fill? There will be limited amount of fill necessary for the proposed project. Fill will be used in association with surface modification for roadways and parking lots. Fill will also be used to replace material excavated during utility relocation and the installation of storm water conveyance structures.

DPW 10. Are retaining walls proposed? Yes \_\_\_\_\_ No X \_\_\_\_\_. If yes, identify location, type, height, etc:

DPW 11. Would there be any blasting during construction? Yes \_\_\_\_\_ No X \_\_\_\_\_. If yes, explain: \_\_\_\_\_

DPW 12. How much of the area is to be disturbed by grading activities? This is unknown at this phase of the project.

PLNG 13. Would the project result in the direct or indirect discharge of sediment into any lakes or streams?

DEH Yes \_\_\_\_\_ No X \_\_\_\_\_. If yes, explain: \_\_\_\_\_

DPW 14. Are there any known natural economic resources such as sand, gravel, building stone, road base rock, or mineral deposits on the property? Yes \_\_\_\_\_ No X \_\_\_\_\_. If yes, describe: \_\_\_\_\_

## DRAINAGE & HYDROLOGY

**NOTE: Preliminary drainage studies may be required following review of the information presented below.**

DPW 15. Is there a body of water (lake, pond, stream, canal, etc.) within or on the boundaries of the property? Yes X \_\_\_\_\_. No \_\_\_\_\_. If yes, name the body of water here and show location on site plan: Lake Tahoe, Griff Creek, and an unnamed ephemeral drainage.

DEH 16. If answer to #15 is yes, would water be diverted from this water body? Yes \_\_\_\_\_ No X \_\_\_\_\_. If yes, explain: \_\_\_\_\_

DEH 17. If yes, does applicant have an appropriative or riparian water right? Yes \_\_\_\_\_ No X \_\_\_\_\_. If yes, explain: \_\_\_\_\_

DEH 18. Where is the nearest off-site body of water such as a waterway, river, stream, pond, lake, canal, irrigation ditch, or year-round drainage-way? Include name, if applicable: There is an unnamed stream east of Tahoe Vista, CA, approximately 0.5 miles west of the project.

What percentage of the project site is presently covered by impervious surfaces? The current roadway, parking areas, and parcels on which storm water facilities are present exhibit impervious coverage. Proposed locations for sidewalks and other roadside improvements are characterized by soft coverage (i.e., compacted and unvegetated sediment). At this point, coverage has not been quantified. It is assumed that existing coverage accounts for approximately 80% of the proposed project area.

After development? Soft coverage will be replaced by impervious coverage associated with sidewalks and roadside parking. Construction of off-site parking may also represent additional coverage. At this time, detailed coverage estimates have not been prepared.

DPW 19. Would any run-off of water from the project enter any off-site canal/stream? Yes \_\_\_\_\_ No X \_\_\_\_\_. If yes, explain: \_\_\_\_\_

DEH If answer is yes, identify: \_\_\_\_\_

DEH 20. Will there be discharge to surface water of waste waters other than storm water run-off? Yes \_\_\_\_\_ No X \_\_\_\_\_. If yes, what materials will be present in the discharge? \_\_\_\_\_

What contaminants will be contained in storm water run-off? Storm water runoff derived from constructed roadway and parking lot surfaces will contain contaminants typical of such surfaces, including grease, oil, sediment, and some metals. The proposed project contains elements that would allow for the collection, conveyance, and treatment to the maximum extent practicable of all storm water

runoff.

- DPW 21. Would the project result in the physical alteration of a body of water? Yes\_\_\_\_ No X

If so, how? \_\_\_\_\_

Will drainage from this project cause or exacerbate any downstream flooding condition?

Yes\_\_\_\_ No X If yes, explain: \_\_\_\_\_

- DPW 22. Are any of the areas of the property subject to flooding or inundation? Yes X No\_\_\_\_ If yes, accurately identify the location of the 100-year floodplain on the site plan. Lake Tahoe and Griff Creek drainage area have been identified as areas inundated by the 100-year flood.

- DPW 23. Would the project alter drainage channels or patterns? Yes X No\_\_\_\_ If yes, explain: A component of the project involves collection, conveyance, and treatment of urban storm water runoff. In the process of doing so, the project may have the potential to alter existing urban drainage patterns. The extent to which these urban drainage patterns will be altered is yet to be determined.

## VEGETATION AND WILDLIFE

**NOTE:** Detailed studies or exhibits such as tree surveys and wetland delineations may be required following review of the information presented below. Such studies or exhibits may also be included with submittal of this questionnaire. (See Filing Instructions #8 and #9 for further details.)

- PLNG 24. Describe vegetation on the site, including variations throughout the property: The commercial and residential areas within and adjacent to the project area are relatively flat with a vegetated overstory dominated by Jeffrey pine, incense cedar, and some white fir. Many of the trees within the project area are considered late seral/old growth vegetation. Griff Creek is located on the west edge of the project area and supports the largest area of riparian vegetation in the project area. The riparian vegetation includes willows, mountain alder, rushes, sedges, grasses, and forbs.
- PLNG 25. Estimate how many trees of 6-inches diameter or larger would be removed by the ultimate development of this project as proposed: The project should require only limited tree removal in conjunction with the roadway improvements, off-site parking, and off-site water quality improvements. Project design will minimize tree removal to the maximum extent possible. The number of trees to be removed that are 6-inches in diameter or larger is not known at this time.
- PLNG 26. Estimate the percentage of existing trees which would be removed by the project as proposed Very little tree removal is anticipated as a result of the proposed project (see response to #25). As a result, the percentage of existing trees to be removed will be quite low.
- PLNG 27. What wildlife species are typically found in the area during each of the seasons? Wildlife associated with Griff Creek's riparian corridor includes song sparrow, mallard, brook trout and other fishes. Wildlife found throughout the rest of the project area includes species associated with coniferous forest such as pygmy nuthatch and mountain chickadee, as well as species found commensally with humans including cliff swallow and western gray squirrel.
- PLNG 28. Are rare or endangered species of plants or animals (as defined in Section 15380 of the California Environmental Quality Act Guidelines) found in the project area? Suitable habitat for Tahoe yellow cress does occur in and adjacent to the project area, including the coarse sands of active beaches, stream inlets, beach dunes, and backshore depressions, all within a few feet of the existing water table. A field investigation was conducted in July 2001 and again in September 2002 along the beachfront and backshore areas within the project. Tahoe yellow cress was not located within the project area during either survey. In addition, general habitat for the Truckee barberry was also present; however, this species has not been identified within the project area.
- PLNG 29. Are any Federally listed threatened or endangered plants, or candidates for listing, present on the project

site as proposed? If uncertain, a list is available in the Planning Department: The bald eagle was identified by agencies as potentially occurring within the project area. While suitable nesting habitat is not present, this species may use the area to forage. The Truckee barberry was also surveyed for within suitable habitat in the project area, but was not identified to occur.

- PLNG 30. Will the project as proposed displace any rare or endangered species (plants/animals)? No
- PLNG 31. What changes to the existing animal communities' habitat and natural communities will the project cause as proposed? The majority of the project will occur in previously disturbed areas. Changes, if any, will be minimal. Landscaping proposed as part of the project may provide some limited habitat, especially for species tolerant of human presence.
- PLNG 32. Is there any rare, natural community (as tracked by the California Department of Fish and Game Natural Diversity Data Base) present on the proposed project? A search of the database indicates that none are present.
- PLNG 33. Do wetlands or stream environment zones occur on the property (i.e., riparian, marsh, vernal pools, etc.)? Yes X No
- PLNG 34. If yes, will wetlands be impacted or affected by development of the property? Yes X No
- PLNG 35. Will a Corps of Engineers wetlands permit be required? Yes X No
- PLNG 36. Is a letter from the U.S. Army Corps of Engineers regarding the wetlands attached? Yes        No X

## **FIRE PROTECTION**

- DPW 37. How distant are the nearest fire protection facilities? Within the project area  
Describe: A fire station is located at the intersection of SR28 and Hwy 267 and is staffed by the local fire department.
- DPW 38. What is the nearest emergency source of water for fire protection purposes? Municipal  
Describe the source and location: Hydrants occur throughout project area and Kings Beach
- DPW 39. What additional fire hazard and fire protection service needs would the project create? None  
What facilities are proposed with this project? None  
For single access projects, what is the distance from the project to the nearest through road? N/A  
Are there off-site access limitations that might limit fire truck accessibility, i.e. steep grades, poor road alignment or surfacing, substandard bridges, etc.? Yes        No X If yes, describe:

## NOISE

**NOTE:** Project sites near a major source of noise, and projects which will result in increased noise, may require a detailed noise study prior to environmental determination.

DEH 40. Is the project near a major source of noise? Yes If so, name the source(s):

Vehicle traffic along State Route 28

DEH 41. What noise would result from this project - both during and after construction?

Construction would temporarily elevate noise levels but there is no long term noise anticipated beyond what the project area currently experiences.

## AIR QUALITY

**NOTE:** Specific air quality studies may be required by the Placer County Air Pollution Control District (APCD). It is suggested that applicants with residential projects containing 20 or more units, industrial, or commercial projects contact the APCD before proceeding.

APCD 42. Are there any sources of air pollution within the vicinity of the project? If so, name the source(s):

Auto emissions from highway and roadway traffic and commercial, industrial, and residential sources

APCD 43. What are the type and quantity of vehicle and stationary source (e.g. woodstove emissions, etc.) air pollutants which would be created by this project at full buildout? Include short-term (construction) impacts: Short term sources of air pollutants will be related to construction of the project and may include construction equipment exhaust and dust. The quantity of emissions associated with construction of the project has not yet been determined. In the long term, the project does not increase the capacity of the roadway and will not result in an increase in air pollutants associated with roadway use.

APCD 44. Are there any sensitive receptors of air pollution located within one quarter mile of the project (e.g. schools, hospitals, etc.)? Yes (schools) Will the project generate any toxic/hazardous emissions? No. The schools are located several blocks away from project elements.

APCD 45. What specific mobile/stationary source mitigation measures, if any, are proposed to reduce the air quality impact(s) of the project? Quantify any emission reductions and corresponding beneficial air quality impacts on a local/regional scale. To reduce air quality impacts from short term sources, dust abatement measures will be implemented as well as all other Placer County and TRPA imposed standards for construction within the Lake Tahoe Basin. It should be noted that one purpose of the project is to efficiently move traffic through the Kings Beach Commercial Core area. As a result, it is anticipated that the project will have beneficial impacts to air quality at the local level. The project will also result in the stabilization of areas now characterized as soft cover (compacted and unvegetated sediment). That stabilization effort will have beneficial impacts to air quality as well.

APCD 46. Will there be any land clearing of vegetation for this project? Yes How will the vegetation be disposed? At this time, it is expected that vegetation clearing will be required only in conjunction with offsite parking lots and installation of water quality treatment facilities. All material will be disposed of at a TRPA and Placer County approved landfill located outside of the Lake Tahoe Basin.

## WATER

**NOTE:** Based upon the type and complexity of the project, a detailed study of domestic water system capacity and/or groundwater impacts may be necessary).

DPW 47. For what purpose is water presently used onsite? Current water use within the immediate project area (roadway, potential parking, and potential water quality treatment areas) is limited. Some potential parking and water quality areas are currently occupied by commercial and residential facilities and those facilities are supplied by municipal sources.

What and where is the existing source? NTPUD provides municipal water service to the community of Kings Beach, including the project area.

Is it treated water intended for domestic use? Yes

What water sources will be used for this project? The only use of water associated with the proposed project is the irrigation of landscaping during the growing season. Construction of the proposed project does not include a domestic water system nor will there be a need for groundwater withdrawal. Water used for irrigation of landscaping will be provided by NTPUD.

Domestic: None Irrigation: Municipal

Fire Protection: Municipal Other: Water trucks for dust control during construction

What is the projected peak water usage of the project? Summer – for irrigation of landscaping.

Is the project within a public domestic water system district or service area? Yes

If yes, will the public water supplier serve this project? Yes

What is the proposed source of domestic water? Domestic service not required

What is the projected peak water usage of the project? Summer – for irrigation of landscaping.

- DEH 48. Are there any wells on the site? Unknown If so, describe depth, yield, contaminants, etc:  
Show proposed well sites on the plan accompanying this application.

## AESTHETICS

**NOTE:** If the project has potential to visually impact an area's scenic quality, elevation drawings, photos or other depictions of the proposed project may be required.

- PLNG 49. Is the proposed project consistent/compatible with adjacent land uses and densities? Yes
- PLNG 50. Is the proposed project consistent/compatible with adjacent architectural styles? Yes
- PLNG 51. Would aesthetic features of the project (such as architecture, height, color, etc.) be subject to review? Yes By whom? TRPA, Placer County, and Caltrans
- PLNG 52. Describe signs and lighting associated with the project: Standard Caltrans signage will be included as needed along the roadway. Street lighting will be included as part of the proposed project. Design of lighting will be consistent with TRPA and Placer County standards.
- PLNG 53. Is landscaping proposed? Yes If so, describe and indicate types and location of plants on a plan Landscaping is proposed for along SR28 and may be included as an element in offsite parking. Vegetation included will be consistent with TRPA's recommended plant list. Roadways and sidewalks will have planters and tree pockets.

## ARCHAEOLOGY/HISTORY

**NOTE:** If the project site is on or near an historical or archaeological site, specific technical studies may be required for environmental determination.

- PLNG 54. What is the nearest historic site, state historic monument, national register district, or archaeological site? Records indicate that Washoe Indians did occupy terraces on either side of Griff creek as it enters Lake Tahoe. Traces of their presence were found during an archaeological inventory of the project area. Historic period activities in the area began in the 1870s and were related to the lumbering industry. Traces of this use have not been identified in the project area. Development of the community of Kings Beach began in the 1920s. This information is in the process of being collected. An architectural inventory will be conducted to determine if buildings are present that reflect this early part of the community's development.
- PLNG 55. How far away is it? Based on studies conducted to date, no archaeological sites are present in the area of immediate project impact. Whether or not architectural resources are present has not been determined.



PLNG 56. Are there any historical, archaeological or culturally significant features on the site (i.e. old foundations, structures, Native American habitation sites, etc.)? Please see the response to item 55.

## SEWAGE

**NOTE:**Based upon the type and complexity of the project, a detailed analysis of sewage treatment and disposal alternatives may be necessary to make an environmental determination.

- DEH 57. How is sewage presently disposed of at the site? Municipal sewage treatment facilities
- DEH 58. How much wastewater is presently produced daily? The proposed project will not include any discharge to municipal sewage treatment facilities.
- DEH 59. What is the proposed method of sewage disposal? Sewage and wastewater will not be generated as a component of the project.  
Is there a plan to protect groundwater from wastewater discharges? Yes ☐ No ☒ If yes, attach a draft of this plan.
- DEH 60. How much wastewater would be produced daily? None
- DEH 61. List all unusual wastewater characteristics of the project, if any. What special treatment processes are necessary for these unusual wastes? None  
Will pre-treatment of wastewater be necessary? Yes ☐ No ☒ If yes, attach a description of pre-treatment processes and monitoring system.
- DEH 62. Is the groundwater level during the wettest time of the year less than 8 feet below the surface of the ground within the project area? Yes, in portions of the project area
- DEH 63. Is this project located within a sewer district? Yes  
If so, which district? North Tahoe Public Utilities District Can the district serve this project? No need identified
- DEH 64. Is there sewer in the area? Yes
- DEH 65. What is the distance to the nearest sewer line? Within the project area

## HAZARDOUS MATERIALS

Hazardous materials are defined as any material that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. "Hazardous materials" include, but are not limited to, hazardous substances, hazardous waste, and any material which a handler or the administering agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment (including oils, lubricants, and fuels).

- DEH 66. Will the proposed project involve the handling, storage or transportation of hazardous materials? Yes ☐ No ☒
- DEH 67. If yes, will it involve the handling, storage, or transportation at any one time of more than 55 gallons, 500 pounds, or 200 cubic feet (at standard temperature and pressure) of a product or formulation containing hazardous materials? Yes ☐ No ☒
- DEH 68. If you answered yes to question #66, do you store any of these materials in underground storage tanks? Yes ☐ No ☐ If yes, please contact the Environmental Health Division at (916) 889-7335 for an explanation of additional requirements.

## SOLID WASTE

- DEH 69. What types of solid waste will be produced? Excavated soils and standard construction debris.  
How much? Unknown How will it be disposed of? All material will be removed to a

## PARKS/RECREATION

PLNG 70. How close is the project to the nearest public park or recreation area? Adjacent to the project area

Name the area Kings Beach State Recreation Area

## SOCIAL IMPACT

PLNG 71. How many new residents will the project generate? None

PLNG 72. Will the project displace or require relocation of any residential units? No

PLNG 73. What changes in character of the neighborhood (surrounding uses such as pastures, farmland, residential) would the project cause? None

PLNG 74. Would the project create/destroy job opportunities? In the short term, construction related job opportunities will be created. In the long term, the project can be characterized as part of a larger redevelopment of Kings Beach. This should contribute to the revitalization of the area and provide opportunities for jobs.

PLNG 75. Will the proposed development displace any currently productive use? There is a potential  
If yes, describe: Certain project alternatives, construction of a round-about for example, may displace current productive uses. Commercial or other retail development may have to be removed if this alternative is selected.

## TRANSPORTATION/CIRCULATION

**Note: Detailed Traffic Studies prepared by a qualified consultant may be required following review of the information presented below.**

DPW 76. Does the proposed project front on a County road or State Highway? Yes X No       

If yes, what is the name of the road? State Route 28. Off-site parking lots and water quality treatment facilities would likely front onto local streets. Given that Kings Beach is unincorporated, these streets are county roads.

DPW 77. If no, what is the distance to the nearest County road?       

Name of road? Secline, Deer, Bear, Coon, Fox, and Chipmunk Streets, also Minnow, Salmon, Brook, Trout, and Rainbow streets.

DPW 78. Would any non-auto traffic result from the project (trucks, trains, etc.)? Yes        No X

If yes, describe type and volume:       

DPW 79. What road standards are proposed within the development? Those provided by California Department of Transportation and Federal Highway Administration.

Show typical street section(s) on the site plan.

DPW 80. Will new entrances onto County roads be constructed? Yes        No X

If yes, show location on the site plan.

DPW 81. Describe any proposed improvements to County roads and/or State Highways:

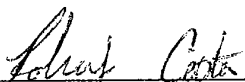
Project components include the reconstruction of State Route 28, water quality treatment facilities, bike lanes, pedestrian pathways, landscaping, sidewalks, lighting, traffic signals, and other aesthetic improvements.

DPW 82. How much additional traffic is the project expected to generate? (Indicate average daily traffic (ADT), peak hour volumes, identify peak hours. Use Institute of Transportation Engineers' (ITE) trip generation rates where project specific data is unavailable): None – no change from existing conditions are

anticipated

- DPW 83. Would any form of transit be used for traffic to/from the project site? None, other than what is existing
- DPW 84. What are the expected peak hours of traffic to be caused by the development (i.e., Churches: Sundays, 8:00 a.m. to 1:00 p.m.; Offices: Monday through Friday, 8:00 a.m. to 9:00 a.m., and 4:00 p.m. to 6:00 p.m.)? No change is anticipated from existing conditions.
- DPW 85. Will project traffic affect an existing traffic signal, major street intersection, or freeway interchange? Yes X No \_\_\_\_\_. If yes, explain: Under one project alternative, an existing traffic signal at Coon Street will be replaced with a roundabout. Roundabouts also would be constructed at the Deer and Fox Street intersections. Under another alternative, the signal at Coon Street would be upgraded and signals would be added at the Bear and Fox Street intersections.
- DPW 86. What bikeway, pedestrian, equestrian, or transit facilities are proposed with the project? A bike lane is proposed for both sides of SR28, as well as a pedestrian walkway. At least one transit bus stop is also proposed.

Name and title (if any) of person completing this Questionnaire:

Signature:  Date: 11-18-02

Title: Public Works Manager Telephone: 530-889-7524



## PLACER COUNTY PLANNING DEPARTMENT

11414 B Avenue, Auburn, CA 95603 (530) 889-7470/FAX (530) 889-7499

### *INITIAL STUDY*

*In accordance with the policies of the Placer County Board of Supervisors regarding implementation of the California Environmental Quality Act, this document constitutes the Initial Study on the proposed project. This Initial Study provides the basis for the determination whether the project may have a significant effect on the environment. If it is determined that the project may have a significant effect on the environment, an Environmental Impact Report will be prepared which focuses on the areas of concern identified by this Initial Study.*

#### **I. BACKGROUND**

TITLE OF PROJECT: **Kings Beach Commercial Core Improvement Project**

EIAQ #3739

#### **II. EVALUATION OF ENVIRONMENTAL IMPACTS:**

- A. A brief explanation is required for all answers except "No Impact" answers.
- B. "Less than Significant Impact" applies where the project's impacts are negligible and do not require any mitigation to reduce impacts.
- C. "Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The County, as lead agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from Section IV, EARLIER ANALYSES, may be cross-referenced).
- D. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- E. All answers must take account of the entire action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA, Section 15063 (a) (1)].
- F. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [Section 15063(c)(3)(D)]. Earlier analyses are discussed in Section IV at the end of the checklist.
- G. References to information sources for potential impacts (e.g., general plans/community plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached, and other sources used, or individuals contacted, should be cited in the discussion.

**Environmental Issues**  
(See attachments for information sources)

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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**1. LAND USE PLANNING** Would the proposal:

- |   |                                     |                          |                                     |                          |
|---|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Conflict with general plan/community plan/specific plan designation(s) or zoning, or policies contained within such plans?                                     | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Conflict with applicable environmental plans or policies adopted by responsible agencies with jurisdiction over the project?                                   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| c. Be incompatible with existing land uses in the vicinity?   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. Affect agricultural and timber resources or operations (e.g., impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| e. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f. Result in a substantial alteration of the present or planned land use of an area?  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Planning Department**

Item 1a - Although the project is intended to implement the goals of the Kings Beach Community Plan of 1996, some design elements may differ from those originally envisioned in that document which must be analyzed for potential impacts.

Item 1c - Some preliminary design concepts indicated a potential need for the demolition of some structures, and consequent displacement of uses, for some of the existing commercial developments in the study area. This component therefore has the potential to disrupt or divide the physical arrangement of the established community.

Item 1e and f - See above comments

**Department of Public Works**

Item 1a - Placer County and Tahoe Regional Planning Agency (TRPA) adopted the North Tahoe Community Plan (Community Plan) in 1996. That plan presents a vision intended to guide Kings Beach's community enhancement activities. Major components of the Community Plan are directed at the commercial core. These include reconstruction of SR28, providing improved pedestrian and bicyclist facilities, the installation of streetscape improvements, and the construction of water quality improvements.

The Community Plan includes a list of capital improvement projects intended to achieve identified Community Plan goals. Similarly, the Environmental Improvement Program (EIP) established by TRPA, lists projects considered necessary to achieve environmental goals in the Lake Tahoe Basin. Finally, expanding opportunities for pedestrian and bicycle travel is a key element in both regional and community transportation plans. By meeting the identified need for improved pedestrian and bicyclist mobility, the proposed project will implement (fully or partially) projects listed in the Community Plan, in the May 2001 EIP update, and it will help achieve transportation goals. By doing so, the project will contribute to the achievement of planning goals at the community and regional level.

**Environmental Issues**  
(See attachments for information sources)

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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By meeting the identified need for improved pedestrian and bicyclist access at intersections, the proposed project will implement (fully or partially) projects listed in the Community Plan, and it will help achieve regional transportation goals. By meeting the identified need for aesthetic improvements, the proposed project will implement (fully or partially) projects listed in the Community Plan and the EIP. By satisfactorily meeting the identified need for improving water quality, the proposed project will implement (fully or partially) several projects listed in the Community Plan and in the year 2001 EIP update.

Although in meeting these needs the project will contribute to the achievement of planning goals, the selection of certain project alternatives may necessitate the need to amend the Community Plan. As it currently stands, The Community Plan states that traffic levels of service will remain at a certain level. Under some project alternatives, level of service criteria may not be met.

Mitigation measures, including amendments to the Community Plan, may be required to address the potential change in level of service that may occur under some project alternatives. No other measures are anticipated.

**2. POPULATION AND HOUSING. Would the proposal:**

- |   |                                     |                          |                          |                          |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a. Cumulatively exceed official regional or local population projections?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Displace existing housing, especially affordable housing?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**3. GEOLOGIC PROBLEMS. Would the proposal result in or expose people to potential impacts involving:**

- |   |                                     |                          |                                     |                          |
|---|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Unstable earth conditions or changes in geologic substructures?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| b. Significant disruptions, displacements, compaction or overcrowding of the soil?                                    | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| c. Substantial change in topography or ground surface relief features?  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. The destruction, covering or modification of any unique geologic or physical features?                             | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| e. Any significant increase in wind or water erosion of soils, either on or off the site?                             | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| f. Changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| g. Exposure of people or property to geologic and   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |

**Environmental Issues**  
(See attachments for information sources)

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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geomorphological (i.e. avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?

**Department of Public Works**

Item 3c - Examination of the Soil Survey of the Tahoe Basin, California and Nevada (SCS 1974) indicates that the soils represented in the project area are not inherently unstable. The potential for unstable soil conditions is remote. The majority of the project area will require only slight modification of surfaces for roadway and parking lot construction. However, there is the potential for larger changes to topography within drainage basin areas. Mitigation measures are described below to reduce potential impacts. No unique geologic or physical features are present within the project area. No impacts to these types of features will occur as a result of the project. The proposed project will not result in a significant increase of erosion on or off site. The proposed project does not contain components that will result in changes in depositional or erosional processes within and in the vicinity of the project area. Finally, the proposed project will not expose people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards.

Mitigation measures, such as modifications in design and the addition of landscaping to drainage basins, will reduce impacts to topography or ground surface relief to a less than significant level. No other mitigation measures are anticipated.

**4. WATER: Would the proposal result in:**

- |   |                                     |                                     |                                     |                                     |
|---|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| a. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b. Exposure of people or property to water related hazards such as flooding?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| c. Discharge into surface waters or other alterations of surface water quality (e.g., temperature, dissolved oxygen, or turbidity)?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| d. Changes in the amount of surface water in any water body?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| e. Changes in currents, or the course of direction of water movements?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| f. Change in the quantity of groundwater, either through direct additions of withdrawals, or through interception of an aquifer by cuts or excavations, or through substantial loss of groundwater recharge capability? | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| g. Altered direction or rate of flow of groundwater?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| h. Impacts to groundwater quality?  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| i. Substantial reduction in the amount of groundwater otherwise available for public water supplies?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |
| j. Impacts to the watershed of important surface water resources,   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

**Environmental Issues**  
(See attachments for information sources)

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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including but not limited to, Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake?

**Department of Public Works**

Elements of the proposed project will lead to a change in absorption rates, drainage patterns, and surface runoff. Analyses that are currently being conducted will show if these changes lead to potentially significant impacts and if mitigation measures are necessary. Runoff from proposed impervious surfaces including roadways, parking lots, and sidewalks, will be collected and directed toward storm water treatment facilities. These facilities will be designed to remove heavy sand particles and grease/oil. Discharge from these facilities will be dissipated through areas that provide infiltration and evaporation. Combined, these features will be designed to provide storage for storm events that will be sufficient to detain the 20-year, 1-hour storm. The components within the proposed project will be designed to accommodate 100-year storm events. Therefore, the proposed project will not expose people or property to water related hazards beyond what is currently present. By filtering sand and grease/oil from impermeable surfaces, the proposed project should improve water quality by reducing sediment and nutrient transport. Analyses are being conducted to determine the extent to which the collection, conveyance, and treatment of urban storm water runoff will affect the amount of surface water in nearby water bodies. In addition, in the process collecting and conveying runoff, the project may have the potential to alter existing urban drainage patterns. The extent to which these urban drainage patterns will be altered is yet to be determined. It is unlikely that there will be a significant impact to the amount of surface water or the direction of water movement as a result of the proposed project. The storm water treatment facilities could result in a minor addition to ground water but it is not expected to greatly affect the quantity of ground water in the area. Other on-site development will not result in the change in quantity of the groundwater nor will it affect recharge rates. It is also unlikely that the project will result in the alteration of the direction or rate of flow of ground waters. The treatment of storm water runoff will reduce the potential discharge of contaminants to surface and groundwaters, especially when compared with the current site conditions. As a result, the proposed project may provide a net improvement to ground water quality. However, because the proposed project involves the infiltration of surface runoff, analyses may show that these efforts produce an impact to groundwater quality. Therefore, mitigation may be required. Construction of the proposed project does not include a domestic water system nor will there be a need for groundwater withdrawal. The only use of water associated with the proposed project is the irrigation of landscaping during the growing season. Water used for irrigation of landscaping will be provided by the North Tahoe Public Utility District. As previously stated, the project has the potential to alter urban drainage patterns that flow to Lake Tahoe. Although the proposed storm water treatment facilities are likely to have an overall beneficial effect on this watershed, analyses may show an impact that requires mitigation.

Mitigation measures will be incorporated if analyses show that the proposed project will lead to significant changes in absorption rates, drainage patterns, or surface runoff. Other measures will be implemented to avoid impacts to groundwater quality and the Lake Tahoe watershed, should analyses determine this is necessary. No further mitigation measures are anticipated.

**5. AIR QUALITY. Would the proposal:**

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Violate any air quality standard or contribute to an existing or projected air quality violation?                           | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Expose sensitive receptors to pollutants?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Have the potential to increase localized carbon monoxide levels at nearby intersections in exceedance of adopted standards? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |



**Environmental Issues**  
(See attachments for information sources)

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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d. Create objectionable odors?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**Air Pollution Control District**

This project is located in the Lake Tahoe Air Basin in Placer County. Air Quality concerns includes exhaust from vehicles, construction emissions and dust.

**6. TRANSPORTATION/CIRCULATION: Would the proposal result in:**

a. Increased vehicle trips or traffic congestion?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Insufficient parking capacity on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Hazards or barriers for pedestrians or bicyclists?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Rail, waterborne, or air traffic impacts?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Department of Public Works**

The proposed project will not increase the capacity of the roadway. A level of use consisted with past and existing patterns is expected. As a result, the proposed project will not cause an increase in vehicle trips. However, depending on the selection of certain project alternatives, an increase in congestion may occur that may require mitigation. All project features will be designed to current standards and will not represent a hazard to safety. If the proposed project, through selection of certain alternatives, leads to an increase in traffic congestion, there is the potential for inadequate emergency access that may require mitigation. The proposed project will remove a portion of the existing parking in the Kings Beach Commercial Core area. The reduction in parking will be mitigated by the creation of new parking spaces within the project area. No net loss of parking will occur as a result of the proposed project. However, certain business may end up with a reduced number of parking spaces. This may represent an impact to that individual business. A major component of the proposed project includes providing facilities for pedestrians and bicyclists within the project area. Therefore, the project does not represent a hazard or barrier nor will it conflict with these transportation uses. The proposed project is not located near an airport or railroad. It will have no impacts to these modes of transportations.

Mitigation for the possible increase in traffic congestion under certain project alternatives will be defined after completion of traffic analyses. To facilitate access for emergency uses, alternative routes that avoid potentially congested areas will be identified. Any parking removed to incorporate project components will be restored within the Kings Beach Commercial Core Improvement Project area. This will occur as close to individual businesses that lose parking facilities as possible. No other mitigation measures are anticipated.

Environmental Issues (See attachments for information sources)		No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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7. <b>BIOLOGICAL RESOURCES.</b> Would the proposal result in impacts to:					
a.	Endangered, threatened or rare species or their habitats (including, but not limited to plants, fish, insects, animals, and birds)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b.	Locally occurring natural communities (e.g., oak woodlands, mixed conifer, annual grasslands, etc.)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c.	Significant ecological resources including:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	1) Wetland areas including vernal pools;				
	2) Stream environment zones;				
	3) Critical deer winter ranges (winter and summer), migratory routes and fawning habitat;				
	4) Large areas of non-fragmented natural habitat, including but not limited to Blue Oak Woodlands, Valley Foothill Riparian, vernal pool habitat;				
	5) Identifiable wildlife movement zones, including but not limited to, non-fragmented stream environment zones, avian and mammalian routes, and known concentration areas of waterfowl within the Pacific Flyway;				
	6) Important spawning areas for anadromous fish?				

8. <b>ENERGY AND MINERAL RESOURCES.</b> Would the proposal:					
a.	Conflict with adopted energy conservation plans?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b.	Use non-renewable resources in a wasteful and inefficient manner?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c.	Result in the loss of availability of a known mineral resource that would be of future value to the region and state residents?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

9. <b>HAZARDS.</b> Would the proposal involve:					
a.	A risk of accidental explosion or release of hazardous substances (including, but not limited to, oil, pesticides, chemicals, or radiation)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Possible interference with an emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c.	The creation of any health hazard or potential health hazard?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d.	Exposure of people to existing sources of potential health hazards?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Environmental Issues**  
(See attachments for information sources)

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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- e. Increased fire hazard in areas with flammable brush, grass, or trees?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**Environmental Health**

Subsurface contamination may be encountered that has migrated into the right-of-way from current or historical underground storage tanks operations. This should be addressed in the EIR.

**10. NOISE.** Would the proposal result in:

- a. Increases in existing noise levels?  
b. Exposure of people to noise levels in excess of County standards?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Environmental Health**

Construction activities have the potential to increase the ambient noise levels in the project vicinity. This should be addressed in the EIR.

**11. PUBLIC SERVICES.** Would the proposal have an effect upon, or result in need for new or altered government services, in any of the following areas:

- a. Fire Protection?  
b. Sheriff Protection?  
c. Schools?  
d. Maintenance of public facilities, including roads?  
e. Other governmental services?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Department of Public Works**

Neither the type nor level of use within the project area will change as a result of the proposed action. Therefore, the need for most public services is not expected to change when compared with the existing condition. However, the proposed project will include the installation of storm water drainage facilities and other components that require maintenance. Impacts may result that requires mitigation if these components are not properly maintained.

To reduce potential impacts from installation of new components within the project area, regularly scheduled maintenance will occur to ensure proper functioning condition of these components. No other mitigation measures are anticipated.

**12. UTILITIES AND SERVICE SYSTEMS.** Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:

- a. Power or natural gas?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**Environmental Issues**  
(See attachments for information sources)

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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- |  |                                     |                                     |                          |                                     |
|--|-------------------------------------|-------------------------------------|--------------------------|-------------------------------------|
| b. Communication systems?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            |
| c. Local or regional water treatment or distribution facilities?           | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Sewer, septic systems, or wastewater treatment and disposal facilities? | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            |
| e. Storm water drainage?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| f. Solid waste materials recovery or disposal?                             | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            |
| g. Local or regional water supplies?                                       | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            |

**Department of Public Works**

The proposed project will not result in the need for new facilities or alternations to utilities for power or natural gas, communications, water treatment or distribution, or sewer treatment facilities. Improvements to the storm water drainage system are proposed. However, the proposed project will not result in the need for new systems (beyond what is proposed), or substantial alterations to the current drainage system outside of the proposed project area. Construction will result in the generation of solid waste from excavated soils and standard construction debris. Placer County, the project proponent, will be responsible for contracting the collection and removal of solid waste. The licensed contractor is required to comply with all applicable regulations. In accordance with Section 64.5c of the Code, any solid waste will be collected and transported to a TRPA approved landfill located outside of the Tahoe Basin. Water will be used to support proposed landscaping, however, this use of additional water will not exceed the maximum permitted capacity of the service provider (North Tahoe Public Utility District).

**13. AESTHETICS.** Would the proposal:

- |   |                                     |                                     |                          |                          |
|---|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| a. Affect a scenic vista or scenic highway?       | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Have a demonstrable negative aesthetic effect? | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Create adverse light or glare effects?         | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

**Planning Department**

The project will have an effect on State Route 28, a designated scenic corridor, but all of the changes are anticipated to be scenic improvements.

**14. CULTURAL RESOURCES.** Would the proposal:

- |                                       |                                     |                          |                                     |                          |
|---------------------------------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Disturb paleontological resources? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| b. Disturb archaeological resources?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| c. Affect historical resources?       | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Environmental Issues**  
(See attachments for information sources)

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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d. Have the potential to cause a physical change, which would affect unique ethnic cultural values?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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e. Restrict existing religious or sacred uses within the potential impact area?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**Planning Department**

The environmental document should examine and disclose any potential impacts to historic resources. Some of the structures that could potentially be removed in connection to some of the suggested alternatives may have historical value.

**15. RECREATION** Would the proposal:

a. Increase the demand for neighborhood or regional parks or other recreational facilities?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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b. Affect existing recreational opportunities?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**III. MANDATORY FINDINGS OF SIGNIFICANCE**

A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plants or animals, or eliminate important examples of the major periods of California history or prehistory?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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B. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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C. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**Planning Department**

The analysis of the project must take into consideration all other activities in the area, proposed or which could be reasonably foreseen, that could have cumulative impacts.

**IV. EARLIER ANALYSIS**

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effect has been adequately analyzed in an earlier EIR or Negative Declaration [State CEQA guidelines Section 15063(c)(3)(D)]. In this

case a discussion should identify the following on attached sheets.

- A. **Earlier analyses used.** Identify earlier analyses and state where they are available for review.
- B. **Impacts adequately addressed.** Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.
- C. **Mitigation measures.** For effects that are checked as "Potentially Significant Unless Mitigation Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

Authority: Public Resources Code Sections 21083 and 21087.

Reference: Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 31083.3, 21093, 21094, 21151; *Sundstrom v. County of Mendocino*, 202 Cal. App. 3d 296 (1988); *Leonoff v. Monterey Board of Supervisors*, 222 Cal. App. 3d 1337 (1990).

#### V. OTHER RESPONSIBLE AND TRUSTEE AGENCIES WHOSE APPROVAL IS REQUIRED

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> California Department of Fish and Game                  | <input type="checkbox"/> Local Agency Formation Commission (LAFCo)    |
| <input checked="" type="checkbox"/> California Department of Transportation (e.g. Caltrans) | <input type="checkbox"/> California Department of Health Services     |
| <input checked="" type="checkbox"/> California Regional Water Quality Control Board         | <input type="checkbox"/> California Integrated Waste Management Board |
| <input type="checkbox"/> California Department of Forestry                                  | <input checked="" type="checkbox"/> Tahoe Regional Planning Agency    |
| <input checked="" type="checkbox"/> U.S. Army Corp of Engineers                             | <input type="checkbox"/> California Department of Toxic Substances    |
| <input checked="" type="checkbox"/> U.S. Fish and Wildlife Service                          | <input type="checkbox"/>  |
| <input type="checkbox"/> National Marine Fisheries Service                                  |   |

#### VI. DETERMINATION (to be completed by the Lead Agency)

- A. I find that the proposed project is categorically exempt (Class \_\_\_\_ ) from the provisions of CEQA. ☐
- B. I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared. ☐
- C. I find that although the proposed project **COULD** have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because the mitigation measures described herein have been added to the project. A **MITIGATED NEGATIVE DECLARATION** will be prepared. ☐
- D. I find that the proposed project is within the scope of impacts addressed in an previously adopted Negative Declaration, and that only minor technical changes and/or additions are necessary to ensure its adequacy for the project. An **ADDENDUM TO THE PREVIOUSLY-ADOPTED NEGATIVE DECLARATION** will be prepared. ☐
- E. I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required (i.e. Project, Program, or Master EIR). ☒
- F. I find that the proposed project **MAY** have a significant effect(s) on the environment, and at least one ☐

effect has not been adequately analyzed in an earlier document pursuant to applicable legal standards. Potentially significant impacts and mitigation measures that have been adequately addressed in an earlier document are described on attached sheets (see Section IV above). An **ENVIRONMENTAL IMPACT REPORT** will be prepared to address those effect(s) that remain outstanding (i.e. focused, subsequent, or supplemental EIR).

G. I find that the proposed project is within the scope of impacts addressed in a previously certified EIR, and that some changes and/or additions are necessary, but none of the conditions requiring a Subsequent or Supplemental EIR exist. An **ADDENDUM TO THE PREVIOUSLY-CERTIFIED EIR** will be prepared. ☐

H. I find that the proposed project is within the scope of impacts addressed in a previously-certified Program EIR, and that no new effects will occur nor new mitigation measures are required. Potentially significant impacts and mitigation measures that have been adequately addressed in an earlier document are described on attached sheets, including applicable mitigation measures that are imposed upon the proposed project (see Section IV above). **NO FURTHER ENVIRONMENTAL DOCUMENT** will be prepared [see CEQA Guidelines, Section 15168(c)(2)], 15180, 15181, 15182, 15183. ☐

**VII. ENVIRONMENTAL REVIEW COMMITTEE (Persons/Departments Consulted):**

Bill Combs, Planning Department

Rebecca Bond, Department of Public Works

Roger Davies, Environmental Health Services

Ann Hobbs, Air Pollution Control District

Signature: Mr. Lawrence for BILL COMBS  
ENVIRONMENTAL REVIEW COMMITTEE CHAIRPERSON

11/15/02  
Date

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